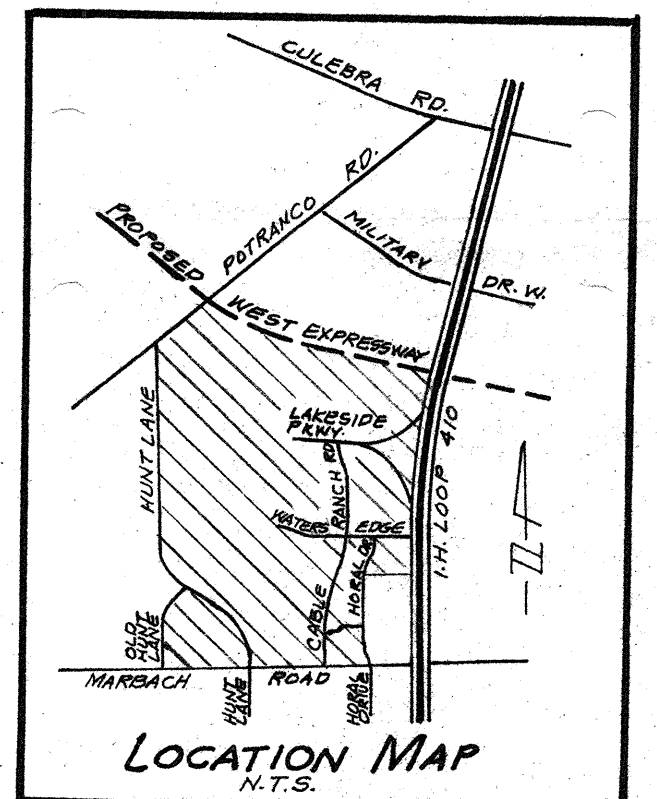
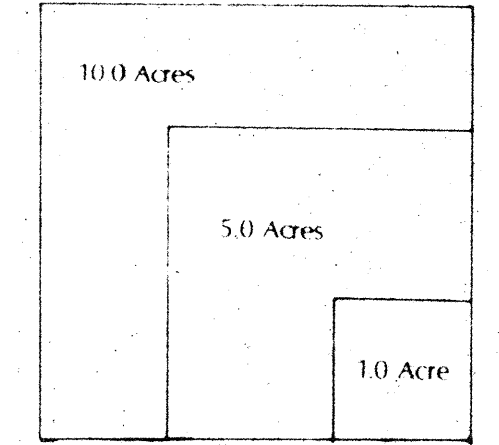
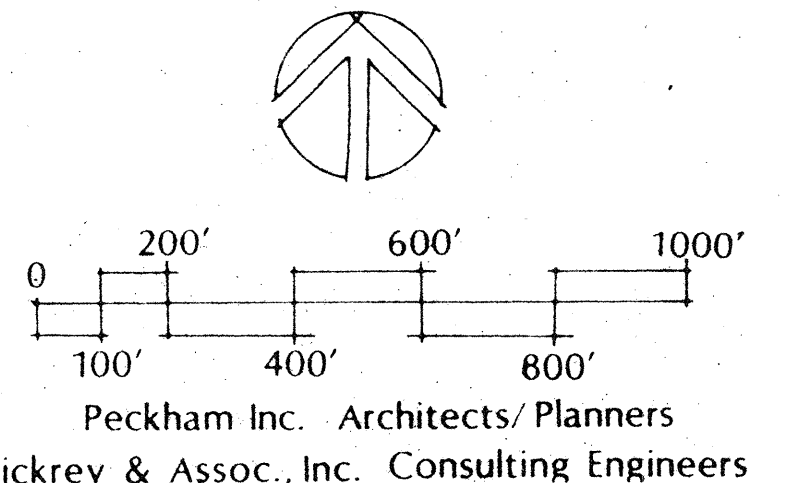


MASTER PLAN

*Revised Plan
Submitted 3/12/85*



- NOTES:
1. 715.1 ACRES OF LAND WILL HAVE WATER SERVICE PROVIDED BY THE CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO.
 2. 306.1 ACRES OF LAND WILL HAVE WATER SERVICE PROVIDED BY LACKLAND CITY WATER COMPANY AND SANITARY SEWER SERVICE WILL BE PROVIDED BY LACKLAND CITY WATER COMPANY.
 3. AREA SOUTH OF PROPOSED WEST EXPRESSWAY IS ALL PRESENTLY ZONED TEMPORARY R-1.
 4. FLOOD PLAIN LIMITS SHOWN WAS TAKEN FROM THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480039 0320 B EFFECTIVE DATE OCTOBER 16, 1984 FOR BEXAR COUNTY, TEXAS.
 5. FUTURE UNITS WILL BEGIN CONSTRUCTION AT APPROXIMATE 6 MONTH INTERVALS.



WESTLAKES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

REVISED MARCH 12th, 1985

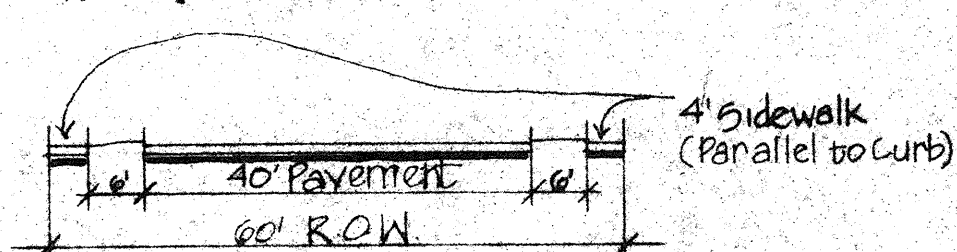
A Master Planned Multi-Use Development
of Southwest Ranch, Ltd.,
The Richard Gill Company, General Partner
615 Soledad
San Antonio, Texas 78292

[illegible]

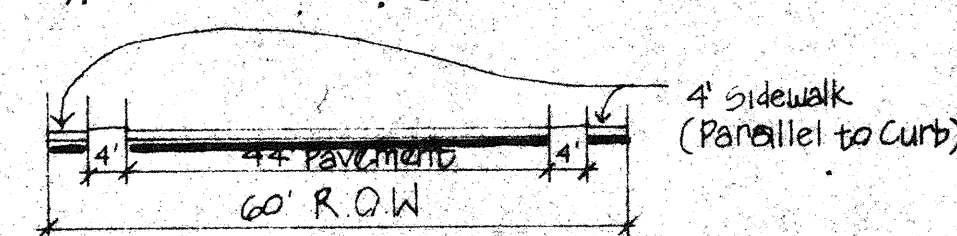
0

potranco

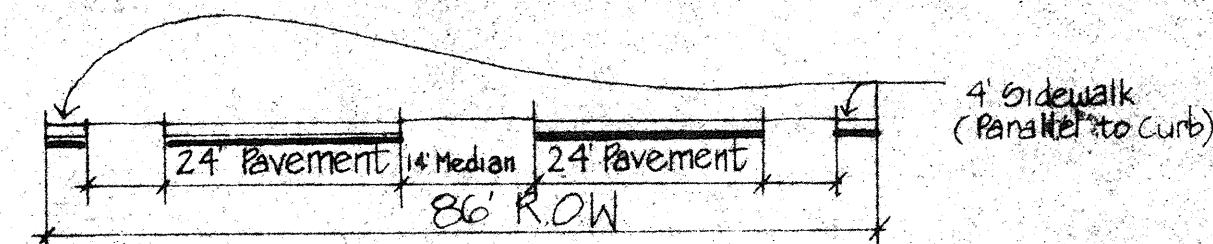
Typical A: Garden Brook



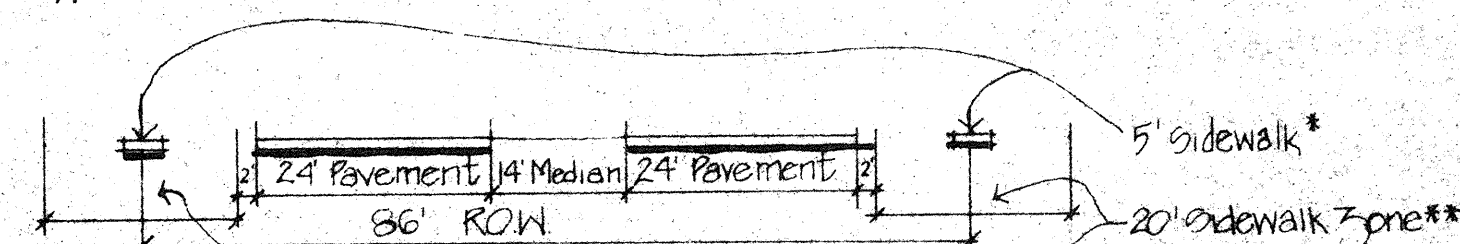
Typical B: Waters Edge, Vista West



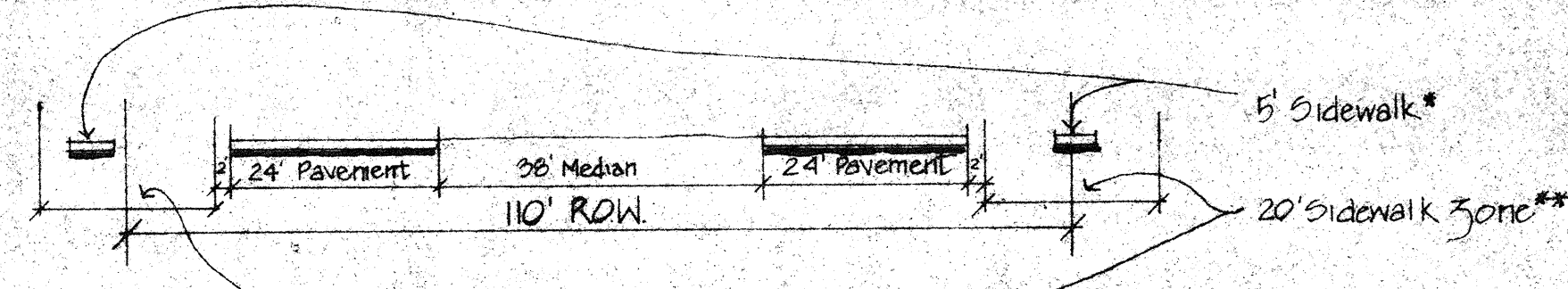
Typical C: Hunt Lane



Typical D: Cable Ranch Rd, Cable Ranch West, Ingram Rd.



Typical E: Lakeside Pkwy., 410 Frontage, West Fwy. (Btwn. Ingram & 410)



*** Design Intent:**

Irregular undulations are encouraged. Regular sine curves are discouraged.

**** Sidewalk Zone:**

Must maintain a distance of Must maintain a minimum distance of 2' from curb, and shall not exceed 10' into building & paving setback (as described in deed restrictions recorded with Bexar County) along front property line

hunt

West Freeway

loop 410

WESTLAKES SIDEWALK PLAN

4' Sidewalk Parallel to Curb

5' Irregularly Undulating Sidewalk

6' Irregularly Undulating Sidewalk-
Within 110' drainage/ Pedestrian Spine easement.
Design subject to review and approval by Westlakes
Architectural & Environmental Control Committee.

Future Phase



SCALE: 1" equals 300'

Peckham Inc. Architects/Planners & Landscape Architects
2 July 1984

marbach road

#60

NOTES:

1. 657 ± ACRES OF LAND WILL HAVE WATER SERVICE PROVIDED BY CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO.
2. 364 ± ACRES OF LAND WILL HAVE WATER SERVICE PROVIDED BY LACKLAND CITY WATER COMPANY AND SANITARY SEWER SERVICE WILL BE PROVIDED BY LACKLAND CITY WATER COMPANY.

LEGEND

WOODLAWN UNIT 3 app. Sept. 19, 1983 Rec. Jan. 4, 1984
 WOODLAWN UNIT 1 app. Dec. 16, 1983 Rec. Jan. 4, 1984

FILED SIDEWALK

NOTES:

1. 657 ± ACRES OF LAND WILL HAVE WATER SERVICE PROVIDED BY CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO.
2. 364 ± ACRES OF LAND WILL HAVE WATER SERVICE PROVIDED BY LACKLAND CITY WATER COMPANY AND SANITARY SEWER SERVICE WILL BE PROVIDED BY LACKLAND CITY WATER COMPANY.

---- Woolah Unit 3 appx Sept. 14, 1983 rec. Jan 4, 1984
 ooo Woolah " 1 appx Dec 14, 1983 rec. Jan. 4, 1984
 LEGEND
 ===== SIDEWALK

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Blanco Road Suite 108 San Antonio, Texas 78216

Peckham Inc. Architects / Planners
Vickrey & Assoc., Inc. Consulting Engineers

A Masterplanned Multi-Use Development of Southwest Ranch, Ltd.,
The Richard Gill Company, General Partner

#60

$$\begin{array}{r} 6895 \\ 156 \\ \hline 6444 \end{array}$$
$$\begin{array}{r} 600 \\ 2975 \\ \hline 3575 \end{array}$$

INFORMATION SHEET FOR

P.O.A.D.P.

FILE NO. 83-10-57-66

WESTLAKES

(to be assigned by the Planning Dept).

NAME OF DEVELOPER/SUBDIVISION

ADDRESS

PHONE NO.

VICKREY & ASSOCIATES, INC.

7334 BLANCO Rd.

349-3271

NAME OF CONSULTANT

ADDRESS SUITE 102

PHONE NO.

TO NEAREST PUBLIC STREET

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE

Northeast corner of the intersection of Old Hunt Ln. and Marbach Rd.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

☒ City Water Board
☒ Other District L.C. WATER CO.
☐ Water Wells

☐ Single Family
☒ Multi Family
☒ Business
☐ Industrial
☐ DUPLEX

☒ City of San Antonio
☒ Other System L.C. WATER CO.
☐ Septic Tank(s)

(The space below is to be completed by the Department of Planning Staff).

DATE FILED MAR. 30, 1983

REVISIONS FILED 3/12/85

Due DATE OF RESPONSE APRIL 27, 1983
(within 20 days of receipt).

DATE OF RESPONSE 11/7/85
(within 15 days of receipt).

OCT. 1984

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, and an overview of the developer's projected land use, shall include, at least the following information.

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- UNKNOWN ☐ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DRAFT



CITY OF SAN ANTONIO

P. O. BOX 9056

SAN ANTONIO, TEXAS 78255

November 7, 1985

Vickrey & Associates
Mr. Ken Vickrey
7334 Blanco Road
San Antonio, Texas 78216

Re: Westlakes P.O.A.D.P.
File No.: 83-10-57-66
Revised: 10/29/85

Dear Mr. Vickrey:

The P.O.A.D.P. committee has reviewed and accepted your latest revised plan for Westlakes which shows the addition of View West Drive. Please be advised that Potranco Road is designated as a primary arterial on the Major Thoroughfare Plan requiring 110' of right-of-way and that you must make provisions to provide the necessary dedication at the time of platting.

Please note that this action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

It is further noted that no plat shall be considered filed until the P.O.A.D.P. has been reviewed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations.

If you have any questions, please call Roy Ramos at 299-7896.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/bc

Committee 3-22-86

Need to request pedestrian sidewalk plan via telephone.

Note on POAPP that potranco RD is designated on thoroughfare plan. Any platting activity will require ded for full street widening also need to coordinate with Hwy Dept.



Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

15 July 1985

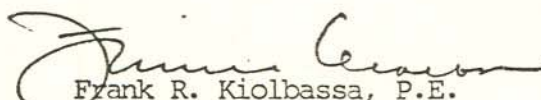
Mr. Richard D. Lockhart
District Design Engineer
State Department of Highways
& Public Transportation
P.O. Box 29928
San Antonio, Texas 78284

Dear Mr. Lockhart:

This letter acknowledges receipt of your approval of the additional temporary exist ramp from IH-410 to southbound frontage road in the vicinity of Westlakes Development ceremonial entry. The City fully understands the temporary nature of this ramp. When the interim interchange is removed so will this temporary ramp be removed.

A copy of this letter is being forwarded to the developer putting it on notice of this arrangement.

Yours truly,


Frank R. Kiolbassa, P.E.
DIRECTOR OF PUBLIC WORKS

cc: Laura Anthony
David Steitle



COMMISSION

ROBERT C. LANIER, CHAIRMAN
ROBERT H. DEDMAN
JOHN R. BUTLER, JR.

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION

District 15
P.O. Box 29928
San Antonio, Texas 78284
July 8, 1985

ENGINEER-DIRECTOR
MARK G. GOODE

IN REPLY REFER TO
FILE NO.

Mr. Frank Kiolbassa
Director of Public Works
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

Dear Mr. Kiolbassa,

Our Austin office and the Federal Highway Administration have approved the additional temporary exit ramp from IH 410 to the southbound frontage road in the vicinity of the Westlakes Development Ceremonial Entry, as requested by your letter of April 22, 1985.

This ramp will be built in conjunction with the interim (Phase IA) interchange between IH 410 and SH 151 and will serve only during the lifetime of the interim interchange. When the interchange is developed to its ultimate stage, this temporary ramp will be removed and replaced by a ramp exiting from the interchange collector-distributor road.

Adjoining property owners, as well as the City, must fully understand the temporary nature of this ramp.

Sincerely,

Richard D. Lockhart
District Design Engineer

cc: Laura Anthony
W.C. Garbade



1836 1986

PORT 410

POTR

Ingram Road

Property Line

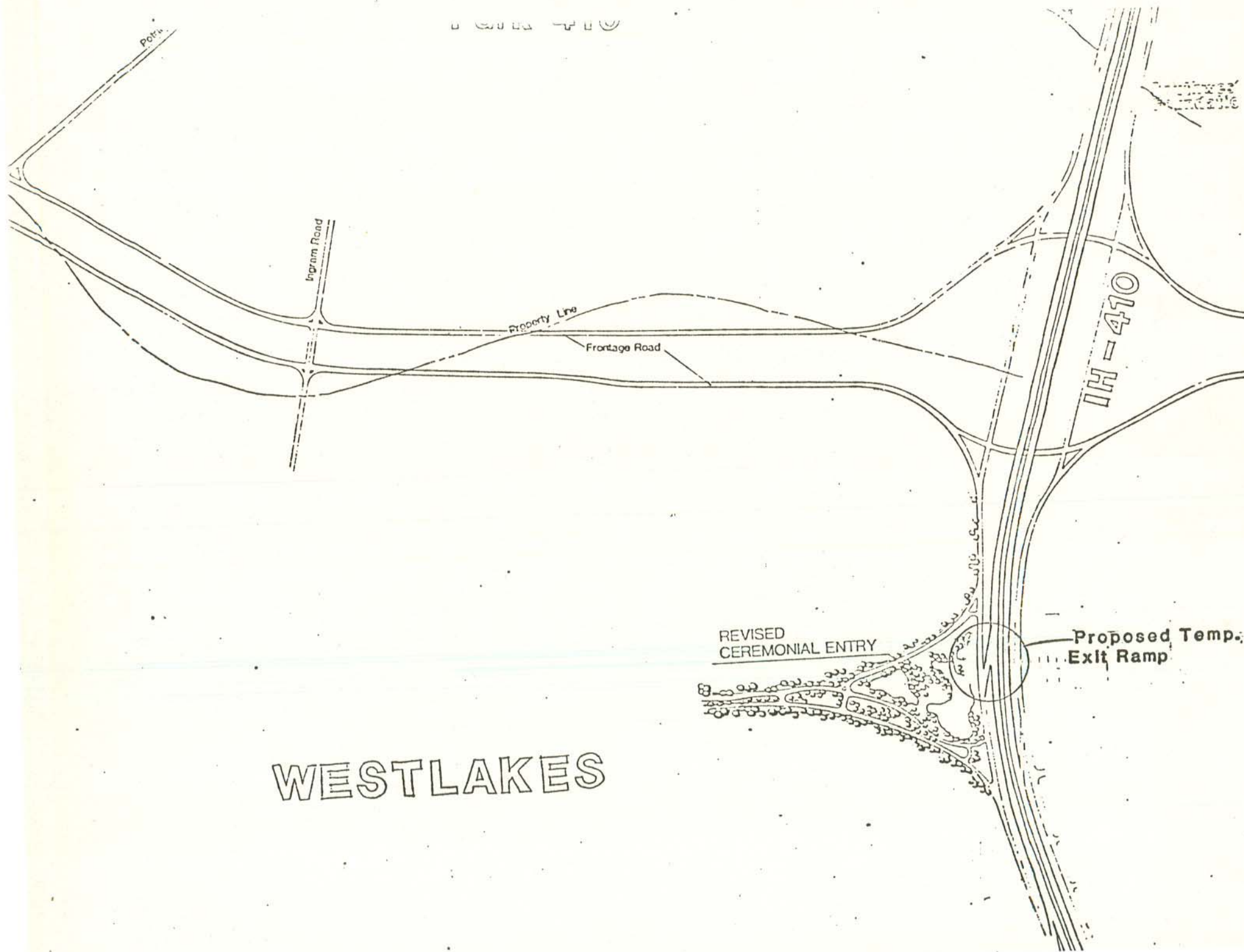
Frontage Road

IH-410

REVISED
CEREMONIAL ENTRY

Proposed Temp.
Exit Ramp

WESTLAKES





CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

22 April 1985

Mr. Raymond Stotzer
District Engineer
State Department of Highways
& Public Transportation
P.O. Box 29928
San Antonio, Texas 78284


Dear Mr. Stotzer:

I have met with the management personnel with the Westlakes Development for the Southwest Ranch. This property abutts the southside of the proposed Westside Freeway and the westside of Interstate Loop 410. We reviewed their access plan from IH-410 during the construction of the Westside Freeway frontage roads before the development of the full freeway. I agree and support their proposal of the construction of a temporary off-ramp from IH-410 to the southbound frontage roads at their main entry to Westlakes. I have attached a copy which shows the temporary ramp. Considering their development plans and a traffic impact, I believe this is an excellent idea to accommodate traffic flow. The City fully understands that this would be a temporary arrangement and that it will be removed at the time the development of the freeway occurs.

I would appreciate it if you would notify your Austin Office and the FHWA of our position on this off-ramp. We hope you are successful in obtaining this ramp since it will enhance the access and traffic flow problems adjacent to the commercial industrial project.

Should you have any additional problems or questions, please let me know.

Yours truly,


Frank R. Kiolbassa, P.E.
DIRECTOR OF PUBLIC WORKS

FRK/cg

cc: Laura Anthony
Investment Marketing

1 REG
2 TJW
3 RPL
WBC
ACH
JCK
LEY
ESS
PCG
DWS

RECEIVED

EQUAL OPPORTUNITY EMPLOYER



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

March 25, 1985

Applicant: Vickrey & Associates
Address: 7334 Blanco Rd., Suite 109
San Antonio, TX 78216

Re: Westlakes
File #: 83-10-57-66

☐ Preliminary Plan
☒ P.O.A.D.P.
Revised 4/27/83


The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☒ is in general compliance with the Subdivision Regulations
- ☐ lacks compliance with the Subdivision Regulations regarding:
 - ☐ Street layout
 - ☐ Relation to adjoining street system
 - ☐ Stub streets
 - ☐ Street jogs or intersections
 - ☐ Dead-end streets
 - ☐ Cul-de-sac streets in excess of 500'
 - ☐ Low density lots fronting onto major thoroughfares
 - ☐ 24' alley(s)
 - ☒ Street dedication

☐ See annotations/comments on attached copy of your plan.

- ☒ Comments: Staff notes that Potranco Rd is on the Major Thoroughfare Plan as a Secondary Arterial type "A", 86' R.O.W. Any platting activity along said R.O.W. will require dedications for future street widening. Please coordinate your projects with the Highway Dept. for all plattings along major arterials.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.


Michael C. O'Neal
Planning Administrator
Dept. of Planning

Eddie

SAN ANTONIO, TEXAS 78205

April 21, 1983

Vickrey & Associates
Mr. Ken Vickrey
7334 Blanco Road
San Antonio, Texas 78216

Dear Mr. Vickrey:

Reference is made to the Preliminary Overall Development Plan for Westlakes (File #83-10-57-66) submitted for staffs review. The plan was jointly reviewed by Planning and Traffic Engineering staff. It is noted that staff initially reviewed and commented on this overall scheme in July of 1982.

Generally, our review concluded that said plan was in general compliance with Chapter 36 of the City Code. At that time, mention was made to the relationship of the designated major thoroughfares with your planned development. Staff cited the need for the necessary dedication for street widening along Hunt Lane, Marbach Road and Potranco Road in accordance with the Major Thoroughfare Plan.

Additionally, based on the information submitted to us by your office, we had indicated that the proposed new Hunt Lane connection appeared to comply with the Major Thoroughfare Plan. However, a representative for the developer of the developer of Heritage Farms Subdivision has since brought additional information to our (and your staffs) attention. More specifically, the Heritage Farms project provides for a west to east collector street (Heritage Farm Drive) which is planned to link with Old Hunt Lane. Said collector will connect with Old Hunt Lane approximately 2900' north of Marbach Road. As has been brought to our attention, the proposed Hunt Lane realignment and the planned collector street from Heritage Farms creates a less than desirable intersection for the City. In light of this and as we have mentioned in previous personal and telephone conversations with your staff, it is recommended that consideration be given to work with the adjacent property owner, Ray Ellison Homes, Inc., in an effort to relocate the northern portion of your new Hunt Lane connection to a more southern location and help to resolve this potential problem.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision

Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Rolanda A. Lozano
for Rolanda A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Department

March 7, 1985

No Plats to
be processed until
NEW PUADP

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78215

July 2, 1982

Ken Vickrey
Vickrey & Associates
7334 Blanco Road
San Antonio, Texas 78216

Dear Mr. Vickrey:

Reference is made to your proposed development plan (Site Scheme X) submitted for staff review. The proposed development consists of approximately 1,000 acres at the northwest corner of N.W. Loop 410 and north of Marbach Road.

We appreciate your interest in allowing us to review the overall layout of this site. The general concept of this plan reflects three thoroughfares which are depicted on the City of San Antonio Major Thoroughfare Plan. Marbach Road, Hunt Lane and Potranco are designated and planned for 86' R.O.W.'s. This will require dedicating half of the R.O.W. necessary to upgrade said thoroughfares to secondary arterial widths (86' R.O.W.). Projected street dedications will occur at the time of platting. We recommend that this be taken into consideration in your preliminary planning efforts to accommodate projected traffic volumes.

It is noted that the majority of the land shown on the plan is outside the City's Corporate Limits and therefore not subject to the City's Zoning Ordinance. Nevertheless, we encourage the use of the Zoning Ordinance as a guide for requirements, to prevent any future conflicts with said ordinance when the area is annexed by the City. To assist you I have enclosed a copy of general permitted uses in specific districts.

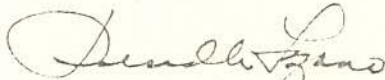
The land within approximately 500' of the west R.O.W. line of Loop 410 is inside the City Limits and is zoned "B-3". This classification generally allows retail and limited wholesale operations. If this segment is expected to be utilized for other than the permitted uses, it is recommended that you file an application to rezone the property. In conclusion, the plan in general appears to conform with the requirements set forth in the Subdivision Regulations.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

RAL/FMC/sm
Encl.

Vickrey & Associates
Mr. Ken Vickrey
7334 Blanco Rd.
San Antonio Texas 78216

Date

Dear Mr. Vickrey,

Reference is made to the Preliminary Overall Development Plan for Westlakes File # 83-10-57-66, submitted for staff review. The plan was jointly reviewed by Planning & Traffic Engineering staff.

It is noted that staff initially reviewed & commented on this overall scheme in July of 1982. Generally, our review concluded that said plan was in general compliance with Chapter 36 of the City Code.

At that time, mention was made to the relationship of the designated major thoroughfares with your planned development. Essentially, staff cited the need for the necessary ded. for street widening along Hunt Lane, Marbach Rd. & Potranco Rd in accordance with the Major Thoroughfare Plan. However, although staff initially was in general agreement with the overall concept, specifically, the proposed alignment of Hunt Lane, it has been brought to our attention that the property west of your proposed development is now under development. The project provides for a west to east collector (Heritage Farm Dr) which is planned to link with Old Hunt Lane. Said collector will connect with Old Hunt Lane.

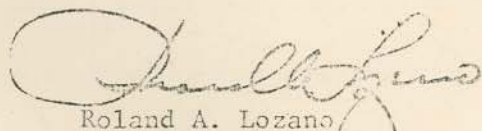
approximately 2900' north of Marbach Rd. As can be
seen, the proposed Hunt Lane realignment by passes the
planned collector street on the aforementioned property. In
light of this, and as staff has mentioned in previous tele-
phone conversation with you, it is recommended that considera-
tion be given to work with the adjacent property owner
Ray Ellison Home, Inc., in an effort to resolve this situation.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering

July 2, 2003

Mr. Ernest Brown
Major Thoroughfare
1901 S. Alamo
San Antonio, TX 78204

RE: Westlakes
Plat No. 030257

Dear Mr. Brown,

We are submitting the above referenced plat for your approval. The proposed land use for the plat is different from the original land use specified in POADP #60. We are not claiming vested rights for the project and the subdivision will be developed in one unit. Therefore, per Mike Herrera, a POADP amendment is not required.

Please call our office at 494-0088 if there are any questions or concerns.

Sincerely,



Chris Lindhorst, P.E.
Project Manager
Carter & Burgess, Inc.

03 JUL -3 AM 10:37
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

*File in The
60
P.O.A.D.P.*



VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

7334 BLANCO ROAD, SUITE 109
SAN ANTONIO, TEXAS 78216
(512) 349-3271

TO: Eddie Guzman
Planning Dept.

DATE: March 29, 1983
PROJECT: Westtates Hotel
JOB NO.: 0548-36-00

We are sending you:

☒ Herewith
☐ Under Separate Cover
☐ By Mail
☒ By Messenger
☐ By _____

☐ Tracings
☒ Blue Line Prints
☐ Xerox Copies
☐ Other
☐ Other

☐ Plans
☐ Specifications
☐ Contracts
☐ Estimate No. _____
☐ Other _____

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
<u>3BL</u>	<u>1</u>		<u>POADP for Westtates</u>

These are sent:

☒ As per your request
☐ By request of Steve Howarth
Project Engineer

☐ For your information
☐ For signature

☐ For construction
☒ Other Approval

Remarks:

If you have any questions, please call
Steve Howarth. Thank you for your time.

Copies of: _____ TO: _____

Received By:

William Vandy

Date: _____

Submitted By:

Yours truly
Ruth Langston



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216

(512) 349-3271

TO: _____

Planning Dept
Attn: Willie Vann

DATE: *3-12-85*

PROJECT: *Westlake*

JOB NO.: *0548-36-04*

We are sending you:

☒ Herewith
☐ Under Separate Cover
☒ By Mail
☐ By Messenger
☐ By _____

☐ Tracings
☒ Blue Line Prints
☐ Xerox Copies
☐ Other
☐ Other

☐ Plans
☐ Specifications
☐ Contracts
☐ Estimate No. _____
☐ Other _____

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
<i>53</i>	<i>1</i>		<i>Revised P.D.A.D.P.</i>
<i>RECEIVED</i> <i>1985 MAR 12 PM 2:43</i>	<i>DEPT OF PLANNING</i> <i>CURRENT PLANNING SECTION</i>		<i>DEPT OF PLANNING</i> <i>CURRENT PLANNING SECTION</i> <i>RECEIVED</i> <i>1985 MAR 12 PM 3:06</i>

These are sent:

☒ As per your request
☐ By request of _____

☐ For your information
☐ For signature

☐ For construction
☐ Other _____

Remarks:

If you have any questions, please call.

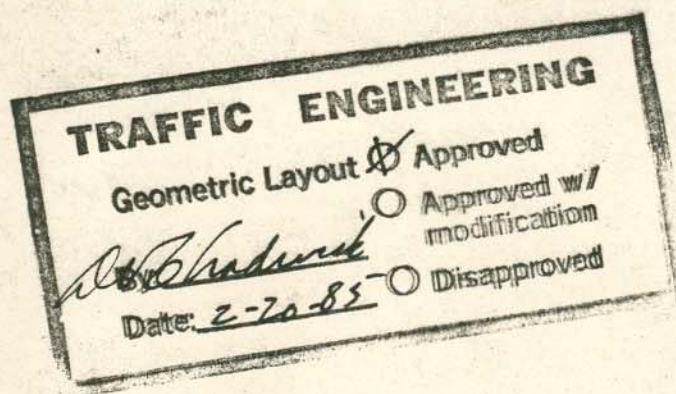
Copies of: _____

TO: _____

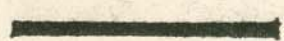
Received By: *Edie Hays*

Date: _____

Submitted By: *Shanky Ruth Hampton*



WESTLAKES SIDEWALK PLAN



4' Sidewalk Parallel to Curb



5' Irregularly Undulating Sidewalk



6' Irregularly Undulating Sidewalk-

Within 110' drainage/ Pedestrian Spine easement.
Design subject to review and approval by Westlakes
Architectural & Environmental Control Committee.



Future Phase



SCALE: 1" equals 300'

Peckham Inc. Architects/Planners & Landscape Architects